

Acct ID: 540438 MTL: 091E120001400 Date: 8-15-25 Appr: EWLE Prop Class: 581 RMV Prop Class: 581  
 Situs: 21302 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 27287 Year: 2025  
 Last Date Appraised: 09/22/2011 Appraiser: CLINT LUKE Retag: Y N Tag info: \_\_\_\_\_  
 Owner: WILSON, NIKKI C Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 507492  
 RMV Land: 138200 RMV Imp: 840100 RMV Total: 978300 MAV: 500850 MSAV: 6642 SAV: 13764  
 Comment: \_\_\_\_\_

*Input  
9-4-25  
EWLE*

**Notations**

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAG	SA OSD - GOOD	60000	29544	0

**Land**

Site: 2	Code Area: 29544	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 28000	Exception: Y N
Adjustment(s):	VWAR, FSOIL			Fire Patrol: SA004	Description: FIRE PATROL	
Comments:	Liability year - 2009 / 2933040					
Site: 3	Code Area: 29544	Size: 0.29 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL			RMV: 2200	Exception: Y N
Adjustment(s):	VWAR, FSOIL			Fire Patrol: SA004	Description: FIRE PATROL	
Comments:	Liability year - 1980 / 2933040// 08-09: 8BENCH PROJECT - CHG OF 8HILL TO 6HILL// 01-02; CHANGED SOIL CLASS FROM PASTURE TO 8 HILL DRY					
Site: 4	Code Area: 29544	Size: 3.71 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: STFC	Value Source: Small Tract Forest land	Description: SMALL TRACT FORESTLAND C			RMV: 29680	Exception: Y N
Adjustment(s):	VWAR, FSOIL			Fire Patrol: SA004	Description: FIRE PATROL	
Comments:	Liability year - 1980, STF - 2004 / 2933040 //04-05: STF APPROVED_					
Site: 5	Code Area: 29544	Size: 2.29 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: STFC	Value Source: Small Tract Forest land	Description: SMALL TRACT FORESTLAND C			RMV: 18320	Exception: Y N
Adjustment(s):	VWAR, FSOIL			Fire Patrol: SA004	Description: FIRE PATROL	
Comments:	Liability year - 1980, STF - 2004 / 2933000: 03-04: REAPPRAISAL //04-05: STF APPROVED_					

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29544 Stat Class: 153 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 4128 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 662410  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2922	3	FB-2	1978	1978	ROOF, FP - 1, HVAC+ KIT, BATH - 2	Y N
Basement	5	Finished	1206	0	FB-1	1978	1978	BATH - 1	Y N
Garage Attached	5	Finished	620	0	0	1978	1978	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	480	1978	1201	1	Y N
DECK	5	747	1978	11504	1	Y N

Bldg: 3 Code Area: 29544 Stat Class: 148 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 113280  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Attic	4	Unfinished	480	0	0	1990	1990		Y N
Garage Oversized Detached	4	Finished	1200	0	0	1990	1990	ROOF, HVAC	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 4 Code Area: 29544 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 5010  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

NC

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN GREENHOUSE	1	432	0	5006	1

Exception: Y N

Bldg: 6 Code Area: 29544 Stat Class: 108 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 59100  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

NC

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	30700	1978	59098	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 5 Code Area: 29544 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 288 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 24x12 RMV: 300  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	288	0	0	1987	1987	

Exception: Y N

NC

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 091E12 01400

File No R40438

Property Address 21302 FERN RIDGE RD SE

City STAYTON

County MARION

State OR

Zip 97383

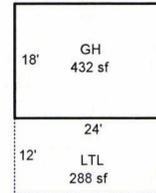
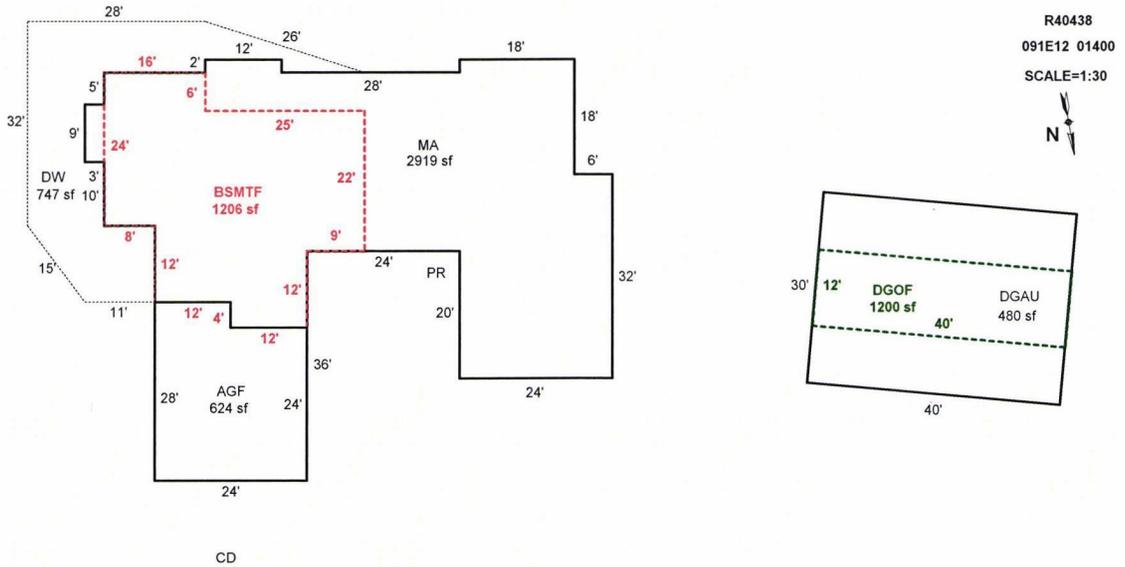
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2919	294	2919
GLA0	BSMTF	1.00	1206	162	1206
GBA1	GH	1.00	432	84	720
	LTL	1.00	288	72	
GAR	AGF	1.00	624	104	2304
	DGOF	1.00	1200	140	
E/P	DGAU	1.00	480	104	747
	DW	1.00	747	207	
Net LIVABLE Area		(rounded w/ factors)			4125
Net BUILDING Area		(rounded w/ factors)			720

#### Comment Table 1

DRAWN BY JRONDEMA 8/9/18

#### Comment Table 2

CHECK 8-15-25  
CHUBBY

#### Comment Table 3